

TOWN OF WINDSOR

ORDINANCE NO. 2019 - 1593

AN ORDINANCE RAISING THE HEIGHT LIMIT OF ACCESSORY STRUCTURES EXEMPT FROM BUILDING PERMITS BY REPEALING, AMENDING AND REPLACING *WINDSOR MUNICIPAL CODE* SECTIONS 16-8-30(d), AND 18-2-10 INTERNATIONAL BUILDING CODE (“IBC”) SECTION 105.2

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, the Town has deemed it to be in the best interests of the health, safety and welfare of the residents of Windsor to keep the content of the Windsor Municipal Code (“Code”) current by making certain corrections and amendments from time to time; and

WHEREAS, the Town has reviewed and approved changes modifying the code concerning the IBC, most recently amended and approved on second reading on July 8, 2019; and

WHEREAS, this Ordinance is a housekeeping update to amend the existing language concerning height limits for accessory structures that are exempt from building permit requirements from eight (8) feet to ten (10) feet, to more closely reflect the height of accessory storage sheds available on the market; and

WHEREAS, these height regulations are addressed in both the Windsor Municipal Code Section 16-8-30(d) and in IBC section 105.2; and

WHEREAS, the Town Board has given due consideration to these proposed changes, and finds the changes prudent to promote efficiency and reflect standards consistent with accessory structures currently available on the market.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. *Windsor Municipal Code* Section 18-2-10 – IBC SECTION 105.2, concerning work exempt from permit, is repealed, amended and replaced as follows:

IBC Section 105.2 IBC Section 105.2 (Work exempt from permit) is amended by the repeal of Exemption 1 and replacing with:

One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed ten (10) feet above grade measured from a point directly outside the exterior walls of the structure.

Section 2. *Windsor Municipal Code* Section 16-8-30(d) concerning accessory uses and structures is repealed, amended and replaced as follows:

Sec. 16-8-30. - Accessory uses and structures.

(d) Accessory buildings which are not any larger than one hundred twenty (120) square feet in area, as measured around the perimeter of the building, and do not exceed ten (10) feet in height, as measured as the vertical distance from the ground level adjacent to the structure to the highest point of the roof surface, shall be permitted without a building permit. Accessory buildings which have dimensions in excess of either or both of these requirements shall conform to the location requirements of the zoning district in which the building is located and shall be required to have a building permit. However, no accessory building, regardless of its size, shall be located any closer to the front property line than the rear corners of the principal building; that is, accessory buildings are only allowed in rear yards. Additionally, all accessory buildings shall also conform to the visibility requirements of Section 16-10-10 of this Chapter and the open space requirements of the zoning district in which the building is located.

Introduced, passed on first reading, and ordered published this 9th day of September, 2019.

TOWN OF WINDSOR, COLORADO

By Kristie Melendez
Kristie Melendez, Mayor

ATTEST:

Krystal Eucker
Krystal Eucker
Town Clerk



[Seal]

Introduced, passed on second reading, and ordered published this 23rd day of September, 2019.

TOWN OF WINDSOR, COLORADO

By Kristie Melendez
Kristie Melendez, Mayor

ATTEST:

K Eucker
Krystal Eucker
Town Clerk

